178.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,100 / 738,100
					USE VALUE:	738,100 / 738,100
					ASSESSED:	738,100 / 738,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JADUL JOANNE M /TRUSTEE
Owner 2:	110 DOW AVE TRUST
Owner 3:	
Street 1:	110 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JADUL JAMES W & JOANNE M -
Owner 2:	-
Street 1:	110 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,230 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Vinyl Exterior and 2039 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6230.000	313,300		424,800	738,100
Total Card	0.143	313,300		424,800	738,100
Total Parcel	0.143	313,300		424,800	738,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.03 | /Parcel: 362.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121095
GIS Ref	
GIS Ref	
Insp Date	07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,300	0	6,230.	424,800	738,100	738,100	Year End Roll	12/18/2019
2019	101	FV	265,100	0	6,230.	424,800	689,900	689,900	Year End Roll	1/3/2019
2018	101	FV	265,100	600	6,230.	358,100	623,800	623,800	Year End Roll	12/20/2017
2017	101	FV	265,100	600	6,230.	327,700	593,400	593,400	Year End Roll	1/3/2017
2016	101	FV	265,100	600	6,230.	279,200	544,900	544,900	Year End	1/4/2016
2015	101	FV	241,700	600	6,230.	242,800	485,100	485,100	Year End Roll	12/11/2014
2014	101	FV	241,700	600	6,230.	224,600	466,900	466,900	Year End Roll	12/16/2013
2013	101	FV	239,700	600	6,230.	213,600	453,900	453,900		12/13/2012

!14037!

PRINT

Date	Time
12/11/20	03:55:15

LAST REV

Date	Time
08/10/18	11:07:15
apro	
14037	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JADUL JAMES W &	1288-18		8/17/2004	Family	1	No	No		
	877-26		7/7/1976		61,000	No	No		N

USER DEFINED

Prior Id # 1:	121095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2016	1186	Siding	20,211					composite siding
2/1/2013	144	Redo Bat	16,000	C				
6/24/1999	372	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
5/22/2013	Info Fm Prmt	EMK	Ellen K
3/12/2009	Inspected	372	PATRIOT
11/24/2008	Measured	345	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6230		Sq. Ft.	Site		0	70.	0.97	7									424,831						424,800	

Total AC/HA: 0.14302 | Total SF/SM: 6230 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 424,831 | Spl Credit | Total: 424,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	105216
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384853
Depreciation:	71583
Depreciated Total:	313271

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

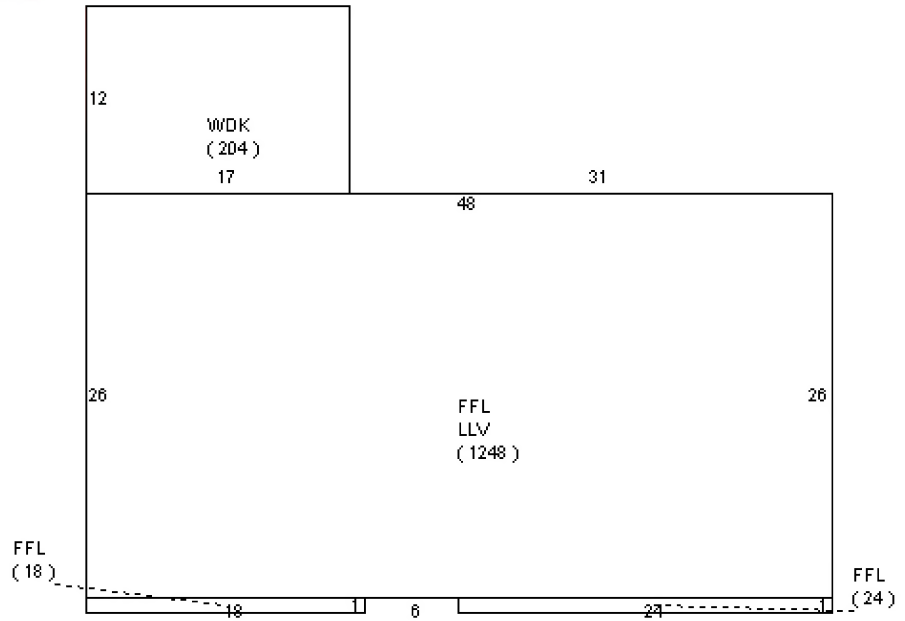
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	114.26
Final Total:	313300	Val/Su SzAd	242.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,290	128.240	165,426
LLV	Lower Level	1,248	89.730	111,988
WDK	Deck	204	10.900	2,224
	Net Sketched Area:	2,742	Total:	279,638
Size Ad	1290	Gross Are	2742	FinArea 2039

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

178.0-0008-0004.0

IMAGE

AssessPro Patriot Properties, Inc